

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE WESTERN DISTRICT OF PENNSYLVANIA**

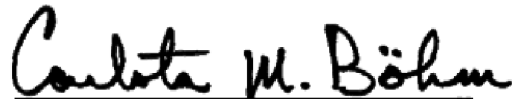
IN RE:	)	Case No. 21-21478-CMB
	)	Chapter 13
Audrey A. Pritchard,	)	
Debtor	)	Related to: Document No. 33
	)	
Audrey A. Pritchard,	)	<b>ENTERED BY DEFAULT</b>
Movant	)	
	)	
VS.	)	
	)	
Community Loan Servicing LLC,	)	
Allegheny County Treasurer,	)	
Penn Hills School District,	)	
Penn Hills Township,	)	
Oakmont Water Authority,	)	
Office of the United States Trustee,	)	
Rhonda J. Winnecour, Trustee,	)	
Respondents	)	

**ORDER APPROVING RETENTION OF REALTOR/BROKER**

AND NOW, to wit, this 30th day of November, 2021, upon  
consideration of the *Application to Employ Realtor to Sell Debtor's Real Property*, it is  
**ORDERED, ADJUDGED and DECREED** as follows:

1. The above referenced Application is hereby approved as of the date the Application was filed.
2. Kayla Fehl and ReMax Select Realty - Whitehall, located at 300 Weyman Road, Suite 220, Pittsburgh, Pennsylvania 15236, is hereby appointed, as of the date of filing the Motion, as Realtor for the Debtor in this bankruptcy proceeding pursuant to the terms described in the Listing Agreement attached to the Motion for the purpose of acting as the Movant's agent in connection with the sale of real estate located at 806 Hulton Road Verona, PA 15147. A realtor commission in the amount of five percent (5%) on the sale price is tentatively approved, subject to final Court order.

3. Professional persons or entities performing services in the above case are advised that approval of fees for professional services will be based on other factors as well including results accomplished, the time and labor reasonably required by the professional to perform the task(s) involved, the customary fee for similar services, the time limitations imposed by the retention or the circumstances encountered while performing the services, the relationship of the services, if any, to the ultimate bid amount for the subject property, and the extent and nature of awards in similar cases.
4. Approval of any application for appointment of a professional in which certain fees are requested is not an agreement by the Court to allow such fees in the requested amount. Final compensation, as awarded by the Court after notice and hearing, may be more or less than the requested amount based on application of the above criteria.
5. Applicant shall serve the within Order on all interested parties and file a certificate of service.



Carlota M. Böhm <sup>glb</sup>  
Chief United States Bankruptcy Judge

FILED  
11/30/21 2:53 pm  
CLERK  
U.S. BANKRUPTCY  
COURT - WDPA

In re:  
Audrey A. Pritchard  
Debtor

Case No. 21-21478-CMB  
Chapter 13

## CERTIFICATE OF NOTICE

District/off: 0315-2  
Date Rcvd: Nov 30, 2021

User: dpas  
Form ID: pdf900

Page 1 of 2  
Total Noticed: 2

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Dec 02, 2021:

Recip ID	Recipient Name and Address
db	+ Audrey A. Pritchard, 806 Hulton Road, Verona, PA 15147-3416
r	+ Kayla Fehl, ReMax Select Realty- Whitehall, 300 Weyman Road, Suite 220, Pittsburgh, PA 15236-1520

TOTAL: 2

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Dec 02, 2021

Signature: /s/Joseph Speetjens

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on November 30, 2021 at the address(es) listed below:

Name	Email Address
Kenneth Steidl	on behalf of Debtor Audrey A. Pritchard julie.steidl@steidl-steinberg.com ken.steidl@steidl-steinberg.com;ifriend@steidl-steinberg.com;asteidl@steidl-steinberg.com;todd@steidl-steinberg.com;cgoga@steidl-steinberg.com;rlager@steidl-steinberg.com;leslie.nebel@steidl-steinberg.com
Keri P. Ebeck	on behalf of Creditor Duquesne Light Company kebeck@bernsteinlaw.com jbluemle@bernsteinlaw.com
Maria Miksich	on behalf of Creditor Community Loan Servicing LLC, a Delaware Limited Liability Company mmiksich@kmlawgroup.com
Office of the United States Trustee	ustregion03.pi.ecf@usdoj.gov
Ronda J. Winnecour	cmecf@chapter13trusteedpa.com

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User: dpas

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Date Rcvd: Nov 30, 2021

Form ID: pdf900

Total Noticed: 2

TOTAL: 5